



Straight Talk

Brought to you by the Nellis AFB Housing Privatization Office

Volume 3 • Issue 2

Project Update: Prospective Developer Selected

The Nellis Privatization Initiative has taken another step toward the award of the privatization contract by selecting a prospective developer for the project.

Recently, the Nellis Acquisition Support Team (AST) meticulously examined developers' proposals and—together with Team members from ACC—AFCEE selected one developer for the privatization project. With the selection of a developer (also referred to as an Apparent Successful Offerer [ASO]), the project is now entering the critical approval stage at Headquarters Air Force.

There, the ASO's finance, housing management, and construction/demolition plans will go under the microscope for adherence to the Request for Proposal, and the legalities will be scrutinized prior to final approval.

Once Nellis receives the official notification that the ASO has been approved, the name of the company, construction details, and a more precise timetable for transitioning from military housing to privatized housing can be outlined.

It will be a very busy summer for the housing office. We will be gearing up for privatization and working with the selected developer to ensure a seamless transition. Watch for future project updates and information on the privatization Web site, the Nellis Cable channel, the *Bullseye* and daily bulletin, or call the Privatization Management Office. Get the facts from one of these reliable sources; don't get caught up in the rumor mill.



As these examples show, kitchen designs for privatized homes may vary, but all appliances will be modern and energy efficient.

Nellis-specific designs cannot be released at this time; information will be provided as the approval process moves forward.

Tentative Timetable

Re-Solicit Nellis Project
Jan–Mar 05

COMPLETED

Evaluate Developers' Proposals
and Make Selection
Apr–May 05

COMPLETED

Review/Approval by HQ AF and
Congressional Review Process
Jun–Aug 05

Transition to Privatization
Sep 05

The paying of utilities is an area of major concern for privatized housing residents. In this issue's "Center Stage," the plan for each existing Nellis housing area is addressed.

Center Stage Utility Payments

The privatization office receives many questions about utility payments, utility allowances, and the installation of utility meters. Once meters are installed, residents will be responsible for paying utilities (gas and electric only). Here's the "straight talk" about the plan for each housing area and how utility rates will be calculated.

Old Nellis Terrace, Manch Manor, and Dunning Circle: The developer will be paying for all utilities until these homes are replaced with newly constructed privatized homes. No meters will be installed, and residents will not receive a utility allowance. Instead, 100% of each resident's Basic Allowance for Housing (BAH) allotment will be sent to the developer to cover rent and all utilities.

New Nellis Terrace, Manch Manor Senior Officers' Quarters (SOQs): The developer has one year to install meters on these units. Until then, each resident's full BAH allotment will be provided to the developer to cover rent and all utilities. Once meters are installed, each resident will receive his/her utility allowance, and the BAH/utility allowance formula will take effect.

Newly Constructed Homes: These homes will have utility meters installed at the time of construction. Each resident will receive their utility allowance, and the BAH/utility allowance formula will be in effect.

At the present time, we do not have the utility allowance figures; however, the utility allowance will be based on the ENERGY STAR® efficiency formula used for each unit. This takes into consideration the energy efficiency ratings of all appliances, insulation in walls and ceilings, and square footage of each unit. Once the final number is calculated, the Air Force will require an additional 10% to help alleviate any out-of-pocket expense.

The developer knows that Nellis is in a desert environment and that utility rates in this area are on the rise. We expect this to be taken into consideration when the allowance is calculated. More information will be provided as it becomes available.

Questions of the Quarter Frequently Asked Questions about Privatized Housing



When will privatization begin?

The transition to privatization will begin once the contract is awarded, on or about 1 September.

How are all of the occupants supposed to know what is happening?

Occupants have been receiving privatization information by mail for the past two months. Information and updates are posted on the Housing Privatization pages on both the Nellis military and



Utility meters will not be installed in homes in Old Nellis Terrace, Manch Manor, and Dunning Circle because these homes will be demolished and replaced with newly constructed privatized homes. (The home shown above is in Manch Manor III.)

public Web sites, in the base bulletin, and base newspaper. Information handouts are available in most base hospital waiting rooms, clubs, the Family Support Center (FSC), Health and Wellness Center (HAWC), and the housing office. Once the Congressional notification period begins, more information will be released, and a plan for transitioning to privatized housing will be published. And as always, anyone can call the Privatization Management Office for additional information.

What if I do not want to live in privatized housing? When will I be given this option?

Prior to privatization, the housing office will officially contact all military members to determine their interest in living in privatized housing. It is entirely the military member's choice to reside in privatized housing. Those who choose not to reside in privatized housing will be moved off base at the Government's expense (certain restrictions apply).

Will any four- and five-bedroom units be built?

The developer's designs cannot be released at this point in time. Nellis does have a requirement for four-bedroom units. As the approval process moves forward, more information will be released.

Will any two-story homes be built?

The developer's designs cannot be released at this point in time. As the approval process moves forward, more information will be released.

Will all new houses have garages or carports?

Yes, all newly constructed units will have a one-car garage at the very least.

Will the new housing area be able to get access to Cox cable?

The cable service provider has yet to be determined. However, the service provided will be comparable to what is available in the local area.

I live in New Nellis Terrace. What will happen to my house?

All homes in New Nellis Terrace will receive communication upgrades as well as upgrades in sound proofing. The level of noise each individual home is exposed to will determine the amount of additional sound proofing required. How much sound proofing your individual home requires depends on its proximity to the flightline and location within aircraft noise contours.

For more questions and answers, please review previous issues of "Straight Talk."

Readers are encouraged to submit questions to:

Mr. Mark Chiger, Privatization
Management Office
(702) 652-9228 or
e-mail mark.chiger@nellis.af.mil

For more information, visit our
Web page at www.nellis.af.mil.